

MINUTES
ZONING COMMISSION
SEPTEMBER 5, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular Members Present:	French, Hudecek, Marquardt, Sutherland
Alternate Members Present:	Cady, Sayer
Absent:	O'Neill
Staff Present:	Glemboski, Jones, Doolittle

Chairperson Sutherland called the meeting to order at 7:00 p.m. and sat Cady for O'Neill.

Chairperson Sutherland introduced the new Staff for the Zoning Commission.

II. APPROVAL OF THE MINUTES OF July 11, 2012

MOTION: To approve the minutes of July 11, 2012.

Motion made by French, seconded by Cady.

MOTION: To amend the minutes of July 11, 2012.

Motion made by French, seconded by Cady.

MOTION: To accept the approval and the amendments to the minutes of July 11, 2012.

Motion made by French, seconded by Cady. Motion passed 4-0-1, with Marquardt abstaining.

III. PUBLIC COMMUNICATIONS

1. Letter from Steamboat Wharf Association & Power House Condominiums

Chairperson Sutherland questioned Staff on the type of permit Pizzetta obtained and a discussion ensued on regulations regarding nightclubs versus restaurants as well as noise ordinances.

Staff noted the memo from Kevin Quinn distributed to the Commission tonight and discussed the three properties referred to in the memo (Voodoo Grille, Pizzetta and Margarita's). Staff expects Pizzetta to be before the Commission in the future due to an expansion of the outdoor patio.

Chairperson Sutherland stated that she will speak to the Mayor and discuss the Town Council possibly taking up the issue of a noise ordinance in the Town of Groton since there currently is not one in place.

IV. OLD BUSINESS

1. Discussion of draft proposed text amendments to Zoning Regulations Section 8.3

Staff discussed the two draft copies included in this week's packet, noting that the comments in red are Staff notes based on the Commission's comments at the last meeting.

The 2nd draft copy does not have the comments in red and this draft is a combination of the Zoning Commission's comments and additional review & comments by Staff and the Town Attorney.

The Commission discussed and submitted their comments and suggestions to Staff.

V. NEW BUSINESS

1. Receipt of New Applications - none
2. Refresher Course on Commission Functions, Procedures, Activities and Related Legal Matters

Attorney Eileen Duggan was not able to attend tonight's meeting. The Commission will see this item on a future agenda.

Chairperson Sutherland noted that she asked Staff for any copies the Attorney may be handing out and was given a link to the ZBA minutes that contained a one-page summary of the presentation.

VI. REPORT OF CHAIRPERSON

1. Downtown Mystic noise complaint
2. Kendig Keast zoning regulation update status –

Chairperson Sutherland briefed the Commission on the Kendig Keast project. She is still working on compiling a report for the Commission.

3. FOI – emails

Chairperson Sutherland suggested that the Commission not use their personal email addresses for Zoning Commission business in case of a FOI request and create a separate email account for Zoning Commission business only.

4. POCD process

The Commission discussed the schedule as well as the review of the Implementation Charts of the 2002 POCD.

5. Items for Consideration – Update

VII. REPORT OF STAFF

1. Zoning Official report regarding patio noise in downtown Mystic

This item was discussed earlier in the meeting under Public Communications.

The Commission discussed pending litigation and sign violations that the Zoning Enforcement Officer may currently be dealing with and requested a status report of current major violations.

VIII. ADJOURNMENT

Motion to adjourn at 8:13 p.m. made by Hudecek, seconded by French, so voted unanimously.

Mariellen V. French, Secretary
Zoning Commission

Prepared by Katie Doolittle, Office Assistant II